

# Development Opportunity—Riverside, CA



## Office/Commercial

### POTENTIAL DEVELOPMENT IDEAS:

These sites lie adjacent to the major off-ramps to the Downtown area from the 91 Freeway. They have excellent visibility to both auto and foot traffic. Retail and casual dining spots are located along both Mission Inn Avenue and University Avenue and provide opportunities for similar commercial development.

### LOCATION:

These Downtown sites are located on the block bounded by Lime Street, Lemon Street, University Avenue, and Mission Inn Avenue, one block west of the Riverside 91 Freeway.

### SITE:

There are two Riverside City-owned sites adjacent to each other. The first site located on Lime Street and University Avenue is .59

acres. The second site on the corner of Mission Inn Avenue and Lemon Street is .33 acres. Both are currently used as city parking lots and are zoned general commercial (C3) and official-design review combining zone (OD) respectively. The two remaining corners encompass Fire Station One and the Life Arts Building, which contains Gold's Gym.

### IMPROVEMENTS:

The locations are fully improved with sidewalk, curb and gutters. Access to major utilities is available from the adjacent streets.

### TRAFFIC COUNTS:

Traffic counts on University Avenue from Market Street to Lime Street driving east/west are 13,821 and on Lime Street from Mission Inn Avenue to University Avenue driving north/south are 12,425 combined vehicles per 24-hour period.

### ECONOMIC INCENTIVES:

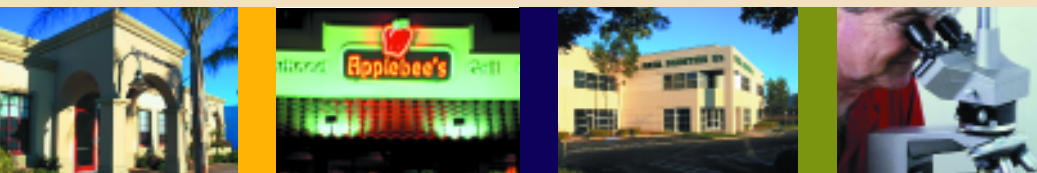
**Redevelopment Incentives:** The Redevelopment Agency may assist businesses within this area with loans or grants for building facade improvements and property tax reimbursement incentives to offset development costs for land acquisition, development fees, and certain public infrastructure improvements.

**Electric Utility Incentives:** The City of Riverside proudly owns, operates and maintains its own electric utility which offers its commercial and industrial customers special economic development rates for large electric users, long term rate agreements, energy efficiency incentives, lighting programs, energy management services and technical assistance.

*The information included is for site selection purposes only. It reflects the best current information available and is subject to change. The City of Riverside is not responsible for any inaccuracies in this information. Due diligence is encouraged on all development projects and requirements may change on a case by case basis.*



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DEVELOPMENT DEPARTMENT



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